



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

December 20, 2024

Mr. Phillip Estes, Senior Planner
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 11985027B
Montgomery Auto Park Lot 17 & 18
Preliminary Plan Letter-**REVISED**

Dear Mr. Estes:

This letter supersedes the previous letters dated November 7, 2024, and November 8, 2024, and includes the revisions to Preliminary Plan Comments-Conditions #2, #3, and #5. As part of this application, the Applicant proposed to proceed with the redevelopment of Lot 18 (the southern lot, 3130 Automobile Boulevard) as an initial phase and then subsequently redevelop Lot 17 as part of a later phase. As a result, the Applicant is proposing to modify the approved Adequate Public Facilities ("APF") phasing schedule pursuant to Section 50- 4.3.J.7.a of the Montgomery County Subdivision Regulations (the "Subdivision Regulations"). We have completed our review of the amended Preliminary Plan uploaded to eplans on September 25, 2024. The Development Review Committee reviewed the plan at its September 10, 2024, meeting. This item is tentatively scheduled for the January 9, 2025, Planning Board meeting. We recommend approval for the plan based on the following comments:

PRELIMINARY PLAN COMMENTS:

1. The conditions stated in a letter dated October 4, 2018, as part of the preliminary plan # 11985027A are applicable unless modified below.
2. The applicant shall be responsible for installing the 9-ft wide street buffer and the 6-ft sidewalk, as shown in the plans along the site frontage. The ultimate roadway cross-section will be per the cross-section shown on Plan# 07-PREL-11985027B-003.pdf in eplans.
3. The applicant must pay for the cost to construct the master-planned one-way separated bike lane along their Automobile Boulevard site frontage. Prior to the issuance of the right-of-way (ROW) permit, the applicant must provide an engineer's cost estimate with 40 percent contingency for the separate bike lanes, including, but not limited to, repaving, restriping, concrete buffer between the travel lane and bike lane, traffic signs, and other related improvements for the separated bike

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

lanes along the Automobile Boulevard site frontage that is approved by MCDOT. The separated bike lanes will be using the existing pavement and include a concrete buffer, mill, and overlay as required by Montgomery County Department of Permitting Services (MCDPS). Prior to the issuance of the ROW permit, the payment must be made towards the Capital Improvements Project (CIP)-Cherry Hill Road Bike Facility (P502314) in the planning area identified by MCDOT to fund the bicycle and/or pedestrian infrastructure improvements. The payment will be inflated based on the Federal Highway Administration's National Highway Construction Cost Index from the mailing date of the Planning Board resolution to the date of the payment. If the Cherry Hill Road Bike Facility project has been completed, the applicant will continue to make the payment towards another CIP that will be determined at the time of payment.

4. Storm Drain Study: We agree with the storm drain study uploaded to eplans on September 11, 2024. The applicant is not responsible for any downstream storm drain outfall improvements.
5. The proposed stormwater management facility is shown on site along the south end of the property on the Storm Drain Plans. will be approved by the MCDPS Water Resources Section.
6. Sight Distance: The sight distance study has been accepted with the following conditions:
 - a. The applicant shall remove the existing street parking within the line of sight.
 - b. The applicant shall trim/remove trees or shrubs and remove/relocate any obstructions such as signs in the line of sight.

A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

7. The proposed driveways shall be per MC-302.01.
8. Provide a 10-foot-wide Public Utility Easement along the entire street frontage of the property.

STANDARD COMMENTS:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the MCDPS in the package for record plans, storm drains, grading or paving plans, or applications for access permits. Include this letter and all other correspondence from this department.
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk/sidepath and roadway.
3. Tree spacing and species in County ROW must comply with the applicable MCDOT standards. Tree planting within the public ROW must be coordinated with the MCDPS ROW Plan Review Section.
4. The Developer shall provide erosion and sediment control measures as required by Chapter 19 and on-site stormwater management where applicable (at no cost to the County) at locations deemed necessary by the MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built before the construction of streets, houses, and/or site grading. They are to remain in operation (including maintenance) as long as the MCDPS deems them necessary.

5. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
6. The ROW permit will include, but not necessarily be limited to, the following improvements:
 - a. Sidewalks, handicap ramps (if any), storm drainage and appurtenances, streetlights, and street trees along Automobile Boulevard.
 - b. Permanent monuments and property line markers, as Section 50.4.3(G) of the Subdivision Regulations requires.
 - c. The developer shall provide streetlights according to the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ 11985027B-Montgomery Auto Park Lot 17 &18\ Letter
\11985027B-Montgomery Auto Park Lot 17 &18-Prelim Plan ltr-Revised-2

Attachments: Sight Distance Forms

cc: Sharepoint Correspondence Folder FY'25

cc-e: Dylan Macro	MHG P.A.
Matthew Gordon	Selzer Gurvitch Rabin Wertheimer & Polott, P.C.
Kwesi Woodroffe	MDSHA District 3
Justine Iván González Vélez	MNCPPC
Mark Etheridge	MCDPS WRS
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Khursheed Bilgrami	MCDOT DTE
Marie LaBaw	MCDPS Fire
Mark Terry	MCDOT DTEO
Rebecca Torma	MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name: 3130 Automobile Blvd

ENGINEER/ SURVEYOR CERTIFICATE

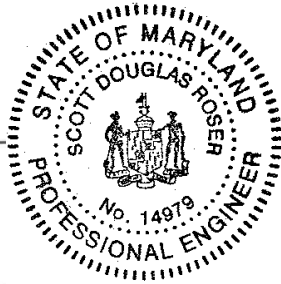
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Scott Douglas Roser

Signature

14979

PLS/PE MD Reg. No



2023.12.18 15:04:54-05'00'

Date

Montgomery County Review:

Approved (See Preliminary Plan Comments-Condition#6)

Disapproved:

By: _____

Date: _____

Driveway #1			
CLASS	Industrial Street		
SPEED (MPH)	25		
APPROACHING MOTOR VEHICLES			
VERTICAL	TARGET (FT)	MEASURED (FT)	OK?
	L	NA - One way Street	
	R	3.5	3.5
HORIZONTAL APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT) OK?
L	NA - One way Street		
R	4.7%	240	400 OK
HORIZONTAL APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT) OK?
L			NA
R			NA
HORIZONTAL APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT) OK?
L			Not Measured
R			Not Measured
COMMENTS			
No parking signs required 145' right of the proposed entrance per the included exhibit to achieve minimum sight distance with parked vehicles. Sight distance of 400' based on no parked vehicles.			

FORM APPROVED	<u>11.8.2023</u> Date	REVISED	Montgomery County Department of Transportation
<i>Richard M. Cypel</i>		_____	Sight Distance Review Form
Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation		_____	
<i>[Signature]</i>		_____	
Chief, Land Development Montgomery County Dept. of Permitting Services		_____	



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name: 3130 Automobile Blvd

ENGINEER/ SURVEYOR CERTIFICATE

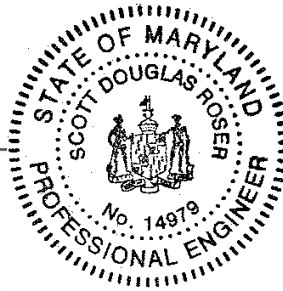
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Scott Douglas Rose

Signature

14979

PLS/PE MD Reg. No



Date

Montgomery County Review:

Approved (See Preliminary Plan Comments-Condition#6)

Disapproved:

By: _____

Date: _____

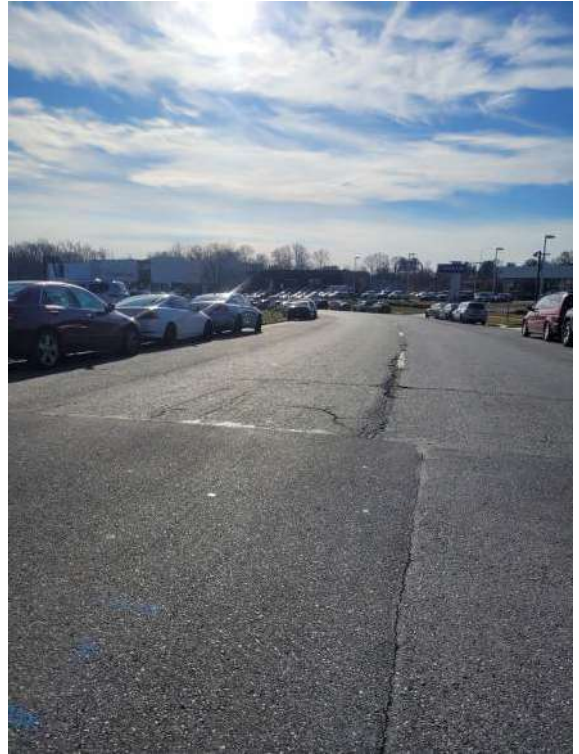
Driveway #2			
CLASS	Industrial Street		
SPEED (MPH)	25		
APPROACHING MOTOR VEHICLES			
VERTICAL	TARGET (FT)	MEASURED (FT)	OK?
	L	NA - One way Street	
	R	3.5	3.5
HORIZONTAL APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT) OK?
L	NA - One way Street		
R	0.9%	240	300 OK
HORIZONTAL APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT) OK?
L			NA
R			NA
HORIZONTAL APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT) OK?
L			Not Measured
R			Not Measured
COMMENTS			
No parking signs required 183' right of the proposed entrance per the included exhibit to achieve minimum sight distance with parked vehicles. Sight distance of 300' based on no parked vehicles.			

FORM APPROVED	<u>11.8.2023</u> Date	REVISED	Montgomery County Department of Transportation
<i>Timothy M. Cypel</i>	_____	_____	Sight Distance Review Form
Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation	_____	_____	
<i>[Signature]</i>	_____	_____	
Chief, Land Development Montgomery County Dept. of Permitting Services	_____	_____	

At Entrance #1 Looking Right



Approaching Entrance #1 From Right - 400' away

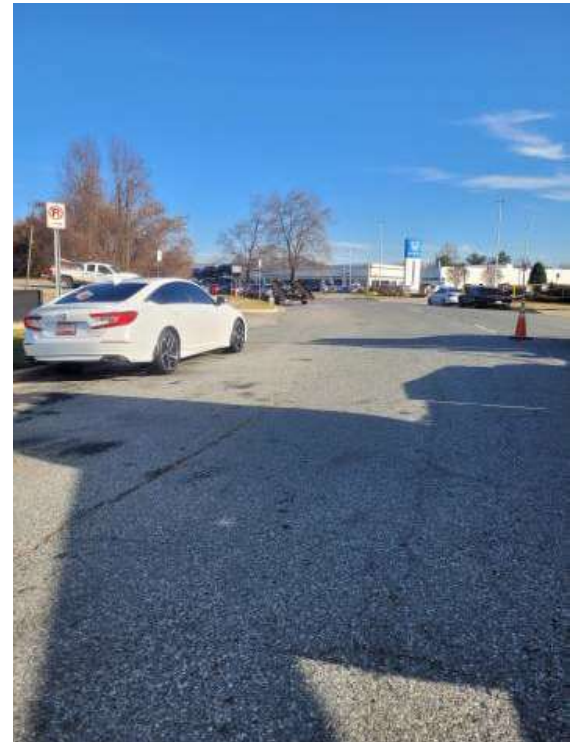


×

At Entrance #2 Looking Right



Approaching Entrance #2 From Right - 300' away





MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE REQUIREMENTS ATTACHMENT

GENERAL INFORMATION

All sight distance targets are to be based on Intersection Sight Distance as defined in the current version of AASHTO's *A Policy on Geometric Design of Highways and Streets* (aka the "Green Book").

All sight distance measurements must account for anticipated obstructions such as the presence of full-grown foliage, street furniture, and vehicles occupying designated curbside areas (e.g. parked vehicles).

Designs are required to ensure that all approaches to conflict points provide adequate sight distance, even when approaches are not explicitly evaluated.

SPEEDS

The Posted Speed will generally be used for sight distance analyses where it may be presumed that it is reflective of operating speeds. MCDOT may instead direct that an applicant perform a speed study, in which case the higher of the posted speed or the speed study's 85th Percentile operating speed is to be used for determining sight distance needs.

If no Posted Speed is provided: perform a 24-hour speed study to identify the 85th Percentile Operating Speed (unless otherwise directed by MCDOT) for use in determining sight distance adequacy.

Where specific issues at a location limit the meaningfulness of a Speed Study (such as short blocks of free-flow travel), then with MCDOT approval the Target Speed for that road classification may be used in lieu of a speed study.

Along Neighborhood Streets and Neighborhood Yield Streets with no Posted Speed, and where speeds of 25 MPH or less may be reasonably expected, then with MCDOT approval the Target Speed for these streets may be used.

Use a 15 MPH design speed for Bikeways.

VERTICAL SIGHT DISTANCE

Unless otherwise directed by MCDOT or MCDPS: Vertical Sight Distance only needs to be evaluated for approaches toward motor vehicle travelways; not Bikeways or Sidewalks.

HORIZONTAL SIGHT DISTANCE

Horizontal Sight Distance evaluations are required for approaches to motor vehicle travelways and Bikeways.

Where visual inspection of plans raises concern, Horizontal Sight Distance evaluations may optionally be required by MCDOT or DPS for any other approaches to conflict points.

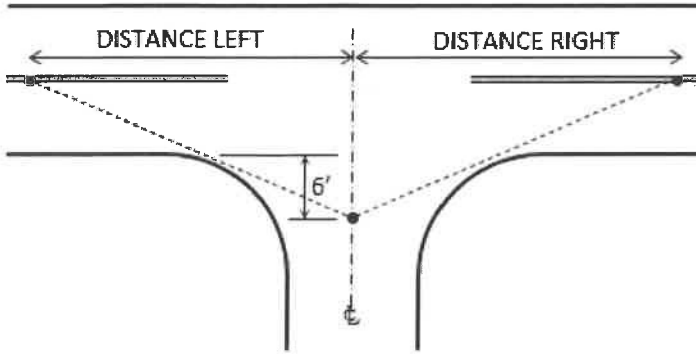
Drawings on the following pages provide guidance on how to measure horizontal sight distance.

Where Bikeways are present: measurements must consider individually the approach to the Bikeway as well as the approach to the Motor Vehicle travelway.

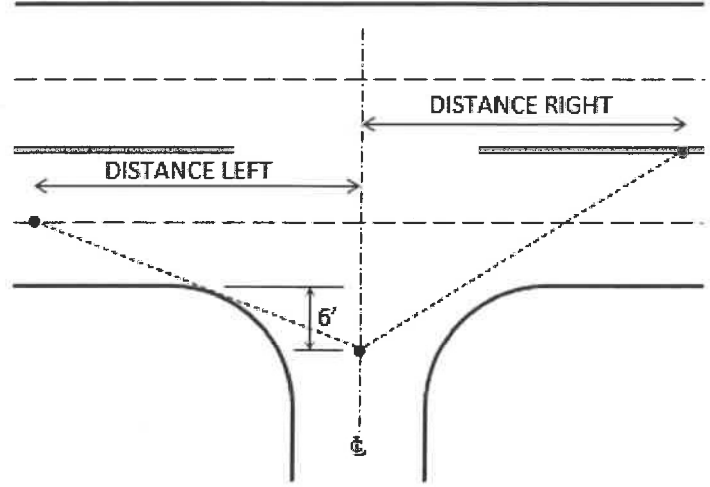


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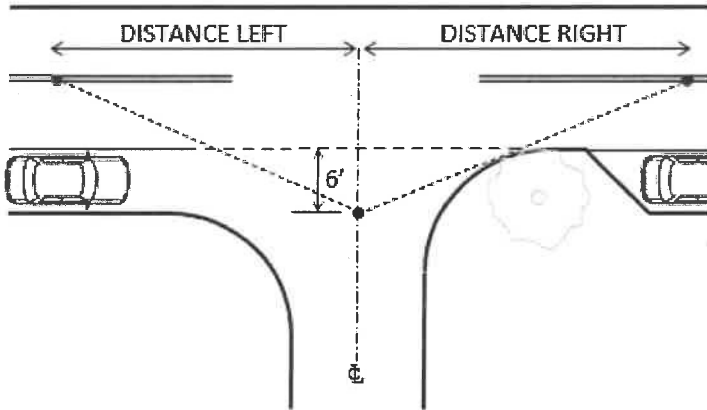
2-LANE UNDIVIDED ROADWAY



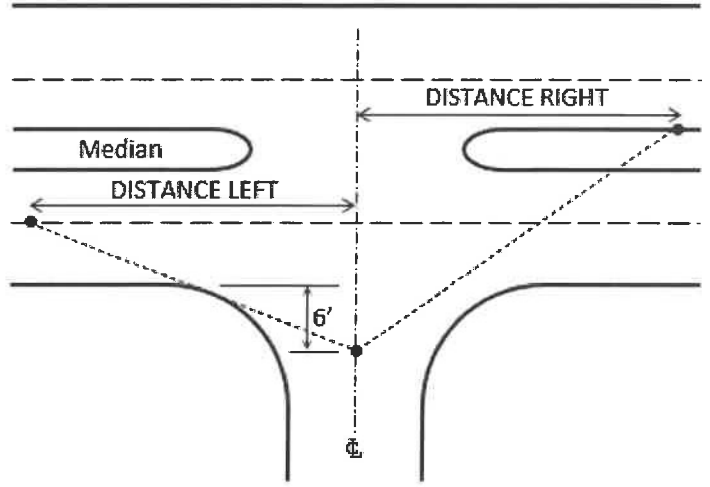
MULTI-LANE UNDIVIDED ROADWAY



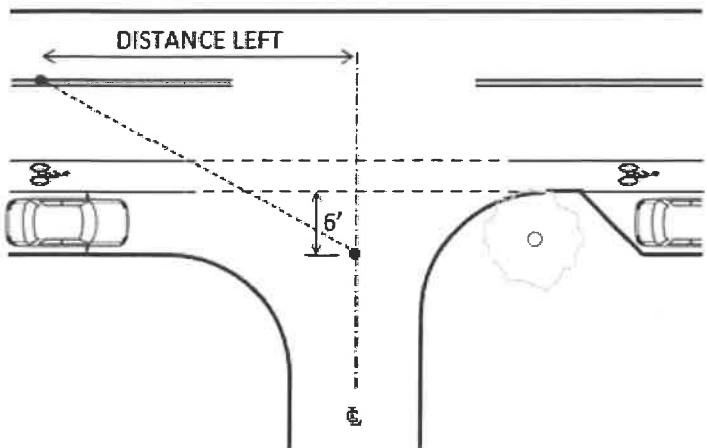
ROADWAY WITH CURBSIDE LANE



MULTI-LANE DIVIDED ROADWAY



MOTOR VEHICLE MEASUREMENT W/ CONVENTIONAL BIKE LANE



**MEASURING SIGHT DISTANCE TOWARD
 CONFLICTING MOTOR VEHICLES**

Sight distance for crossing motor vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane,
- To a point 3.5' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

White Lane Lines Double Yellow CL

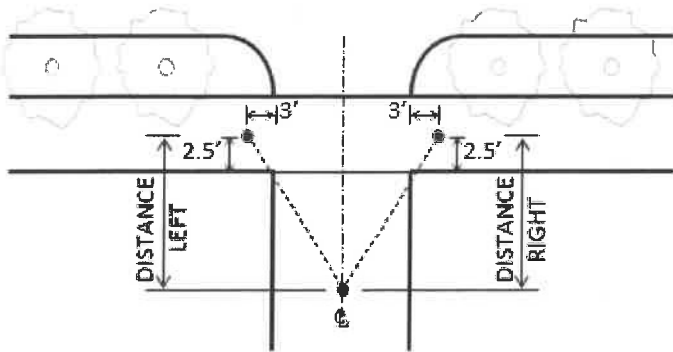


MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF PERMITTING SERVICES

SIDEWALK



MEASURING SIGHT DISTANCE FOR APPROACHING SIDEWALKS

Sight distance for crossing Sidewalks is not typically required to be calculated unless otherwise directed by MCDOT for cases where it appears the proposed conditions may be limited (such as at parking garage exits).

Sight distance for crossing Sidewalks is measured from a point on the crossed Sidewalk instead of the approaching road / alley / driveway, using the speed of the approaching road / alley / driveway:

- From an eye height of 3.5' at a point 2.5' from the edge of the sidewalk nearest to the site, 3' away from the extension of the approaching road / alley / driveway's edge of pavement,
- To a point 3.5' above the approaching road / alley / driveway along the centerline of the nearest approaching lane.
- Sidewalks are typically located in the Clear Zone, but the point measured from may include the Frontage Zone &/or Maintenance Buffer if these areas are readily traversable as like the Clear Zone.

MCDOT may direct that garage exits, alleys, or driveways with a distinctly low-speed approach may use a design speed of 5 or 10 MPH.

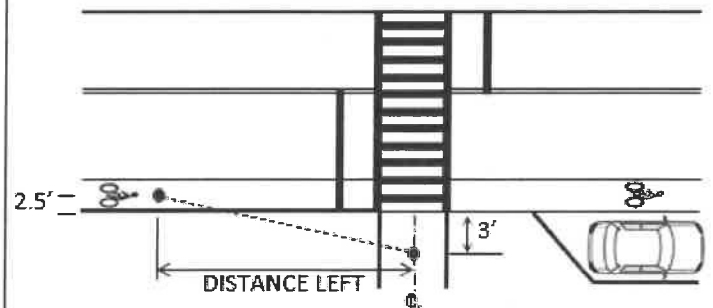
MEASURING SIGHT DISTANCE FOR APPROACHING PEDESTRIANS CROSSING BIKEWAYS

Sight distance measurements for a Sidewalk or Sidepath crossing a Bikeway are not typically required to be calculated unless otherwise directed by MCDOT for cases where it appears that proposed conditions may have limited sight distance.

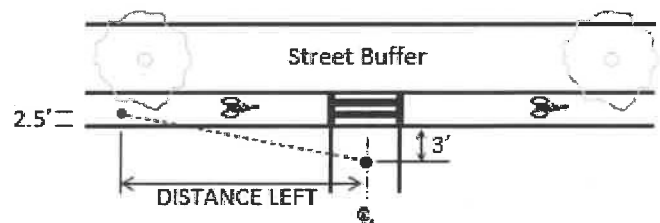
This sight distance is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching Sidewalk / Sidepath 3' back from the edge of the nearest Bikeway,
- To a point 3.5' above the intersecting Bikeway, 2.5' horizontally beyond the nearest edge of the Bikeway.
- Use 15 MPH for the speed of Bikeways.

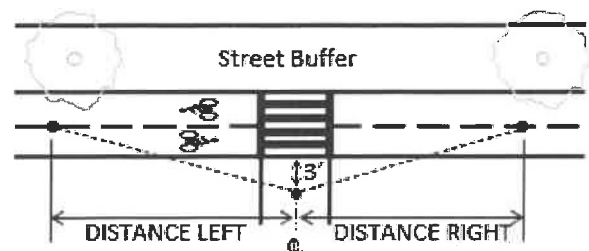
SIDEWALKS AT CONVENTIONAL BIKE LANE



SIDEWALK AT ONE-WAY SEPARATED BIKE LANE



SIDEWALK AT TWO-WAY SEPARATED BIKE LANE



SOURCE:

A Policy on Geometric Design of Highways and Streets

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Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	335	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

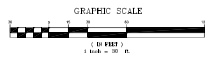
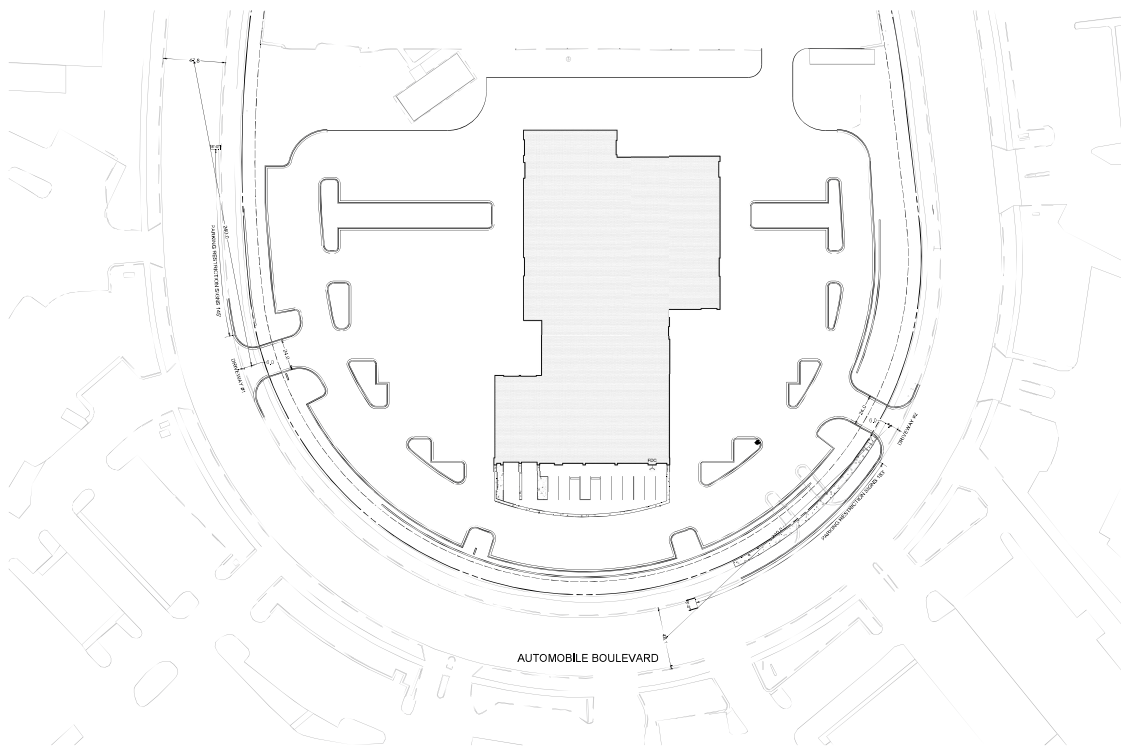
A Policy on Geometric Design of Highways and Streets

Used for left turn onto a one-way street since no oncoming traffic lane is being crossed.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



VICINITY MAP
SCALE 1" = 2,000'

MHG
C&E ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
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Montgomery, AL 36102
Phone: (205) 270-0000
www.mhg.com

Professional Certification
Alabama State Board of Professional Engineers
Professional Engineer License No. 10000
Alabama State Board of Professional Land Surveyors
Professional Land Surveyor License No. 10000

**DARCARD
VOLKSWAGEN**

PROJECT NAME
DARCARD VOLKSWAGEN
1000 Westwood Plaza, Suite 100
Montgomery, AL 36102
Phone: (205) 270-0000
www.mhg.com

NO.	DESCRIPTION	DATE

PROJECT NO. 10000
PLAT 2000

LOT 18
MONTGOMERY AUTO SALES PARK

PROJECT NO. 10000
DRAWN BY: MSH
SCALE: 1" = 30'
DATE: 10/16/2003

PARKING RESTRICTIONS FOR RIGHT OF WAY EXIST

PROJECT NO. 10000
SHEET NO. 1 OF 1



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

September 5, 2024

Mr. Stephen Crum
Macris, Hendricks & Glascock, P.A.
9220 Wightman Rd, Suite 120
Montgomery Village, MD 20886

Re: **REVISED COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Montgomery Auto Sales Park Lot 18 Revision
Preliminary Plan #: 11985027A
SM File #: 264015
Tract Size/Zone: GR-1.5 / H-85
Total Concept Area: 4.1 ac
Lots/Block: Lots 17 & 18
Parcel(s): N832
Watershed: Little Paint Branch
Redevelopment (Yes/No): Yes

Dear Mr. Crum:

Based on a review by the Department of Permitting Services Review Staff, the revised stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Micro Bioretentions and StormFilter Structure. Due to site constraints, no stormwater management is proposed within the Public Right of Way and a full stormwater management waiver is hereby granted for that portion of the project.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. All dimensions on ESD details must match the design computations in the SWM report.
5. The proposed MB-1's overflow Inlet 300 has pipe inflow from PB-2's overflow Inlet 302 and PB-4's overflow Inlet 200. Micro-Bioretention systems should be designed off-line. Revise the pipe layout.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Stephen Crum
September 5, 2024
Page 2 of 2

6. All stormwater management practices must comply with Water Resources Technical Policy No. 8 – Safe Placement.
7. This approval replaces the previous approval dated October 26th, 2015.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Elvina Newton Tryer at 240-777-6342.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 2640215

Lot 18 Revision
ESD: Required/Provided 20,478 cf / 11,343 cf
PE: Target/Achieved: 1.8"/1.0"
STRUCTURAL: Required/Provided 8,090 cf / 8,738 cf
WAIVED: N/A cf.

Public Right of Way
ESD: Required/Provided 1,413 cf / 0 cf
PE: Target/Achieved: 1.8"/0"
STRUCTURAL: Required/Provided 1,413 cf / 0 cf
WAIVED: 1,413 cf.

82014014A Montgomery Auto Sales Park Lot 18

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-BSITE-82014014A-002.pdf V3” uploaded on/ dated **“9/25/2024”** and

The followings need to be addressed prior to the certification of site plan:

1. The comments hereon are based on the understanding that the preliminary plan amendment 11985027B will be adopted to amend the development phasing and defer the construction of inter-lot connection to lot 17 development.
2. Ensure MCDOT preliminary plan comments (such as parking restrictions) are addressed and reflected on the site plan as well.
3. Provide streetlights as per county requirements.
4. Provide safe truck turning movement for the appropriate size truck and all right turn movements.
5. Provide public sidewalk:
 - a. to ADA standards and label/ notate accordingly.
 - b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made.
 - c. Ensure positive drainage toward ROW.
 - d. Provide landing area and connection to the sidewalk at parking spots while ensuring adequate green panel exists.
 - e. Provide at-grade sidewalk crossing.
6. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances.
7. Add centerline stations on public roads (with a defined beginning station).



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 07-Nov-24
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Montgomery Auto Sales Park Lot 18
82014014A

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **07-Nov-24**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date: 04/21/2026

DARCARS VOLKSWAGEN
3130 AUTOMOBILE BOULEVARD
SILVER SPRING, MD 20904

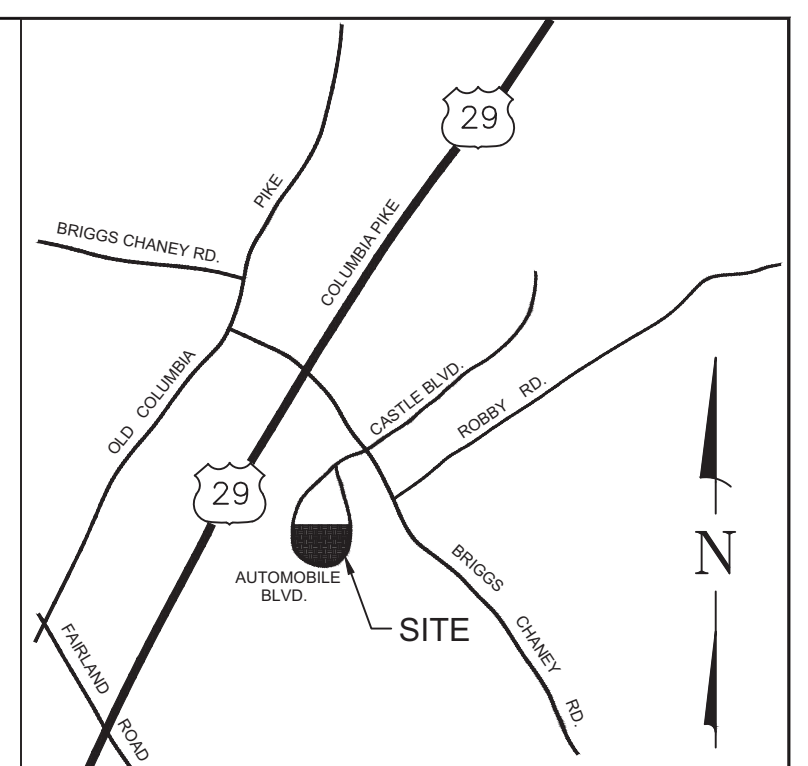
PROJECT TEAM

OWNER/APPLICANT:
AUTO SITES 7 LLC
C/O DARCARS AUTOMOTIVE GROUP
7550 WISCONSIN AVE., 6TH FLOOR
BETHESDA, MD 20814
PHONE: (202) 494-2431
CONTACT: BRIAN RYDER

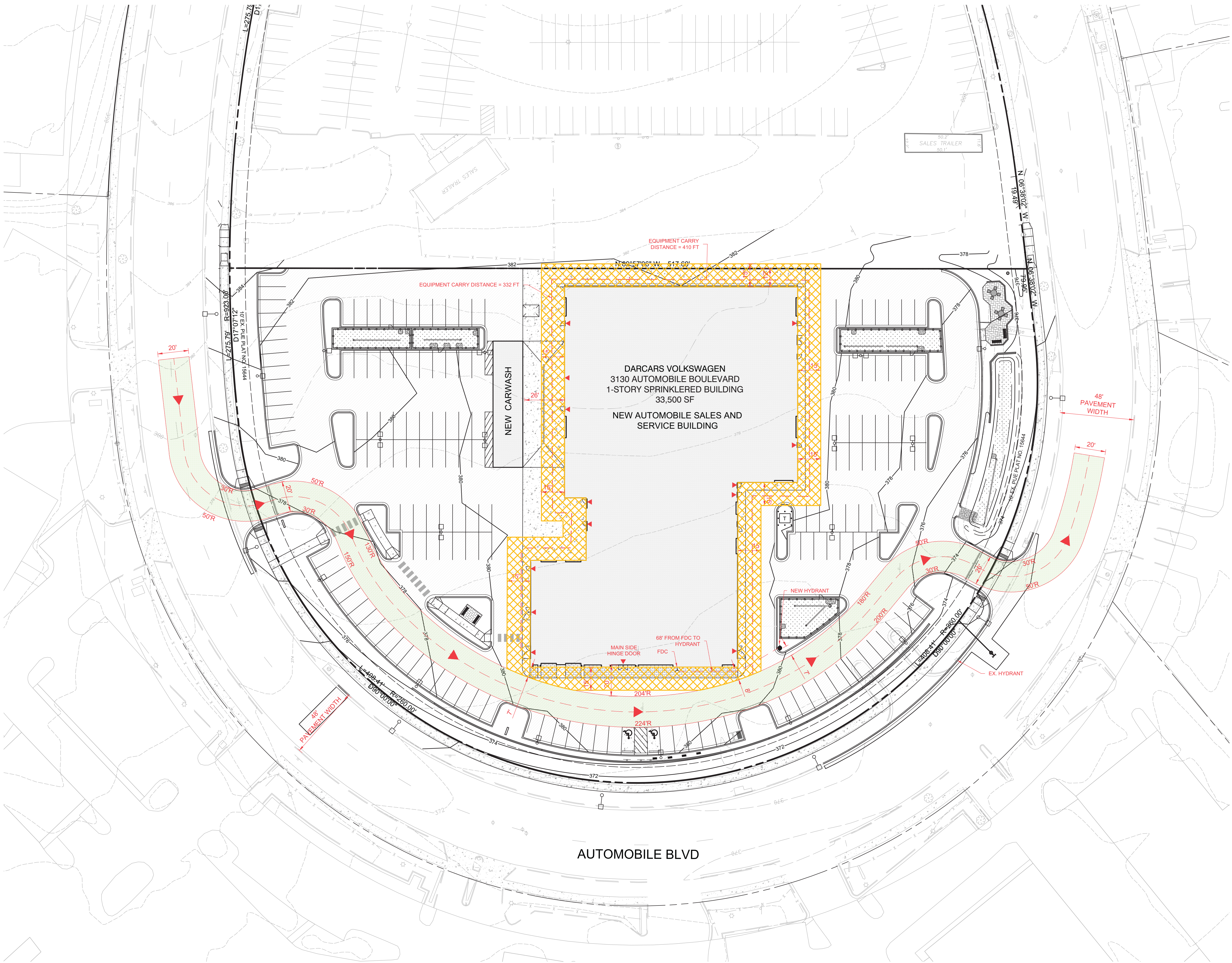
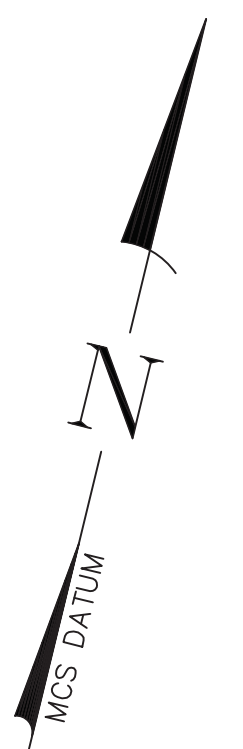
ARCHITECT:
PENNEY DESIGN GROUP, LLC
9120 WOODMONT AVE., SUITE 750
BETHESDA, MD 20814
PHONE: (301) 979-7800
CONTACT: JON PENNEY
EMAIL: JPENNEY@PENNEYDESIGNGROUP.COM

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
MACRIS, HENDRICKS & GLASCOCK, P.A.
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
PHONE: (301) 670-0840
CONTACT: DYLAN MACRO, CDT
EMAIL: DMACRO@MHGA.COM

ATTORNEY:
SELZER, GURWITZ, RABIN, WERTHEIMER & POLOTT, P.C.
4416 EAST WEST HIGHWAY, FOURTH FLOOR
BETHESDA, MD 20814
PHONE: (301) 986-9600
CONTACT: MATTHEW GORDON
EMAIL: MCGORDON@SRPRAW.COM



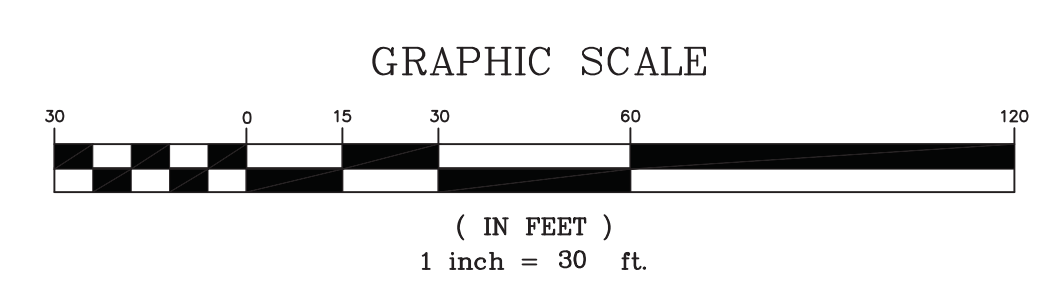
VICINITY MAP
SCALE 1" = 2,000'



LEGEND

N.T.S.

- FIRE DEPARTMENT ACCESS PATH
- 15' CLEAR & WALKABLE PATH AROUND BUILDING
- EXTERIOR DOORS
- EX. FIRE HYDRANT (FH)
- NEW FIRE HYDRANT (FH)
- NEW FIRE DEPARTMENT CONNECTION (FDC)



FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: *S.M.C.* PM, 43 DATE: 11/7/2024

TAX MAP K942 WSSC 218NE03

PLAT 23582
5TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 18
MONTGOMERY AUTO SALES PARK

PROJ. MGR DCM
DRAWN BY KGD
SCALE 1" = 30'
DATE 12.22.2023

FIRE DEPARTMENT ACCESS PLAN

PROJECT NO. 2022.275.11
SHEET NO. OF